

***Town of Southeast
Architectural Review Board
1 Main Street
Brewster, NY 10509***

Minutes – September 21, 2016

PRESENT: • John Goudey, Chairman
 • Virginia Stephens
 • Mary Larkin
 Katherine Weber
 Victoria Desidero, Administrative Assistant

ABSENT: Thomas Frasca

CALL TO ORDER: 7:30 PM

AGENDA: Pledge of Allegiance

1. GUARDIAN VETERINARY SPECIALISTS, 4 Hardscrabble Heights, (Tax Map ID 78.-2-83) – Review of an Application for a Site Plan Amendment

This was a review of an application for a Site Plan Amendment as referred by the Planning Board. The application contained the following documents:

1. ARB Application, prepared by Insite Engineering, dated 8/29/16
2. Memorandum to Chairman Goudey from Insite Engineering, dated 8/29/16
3. Figure A, Aerial Photo, prepared by Insite Engineering, dated 8/1/16
4. SP-1, Amended Site Plan, prepared by Insite Engineering, dated 8/1/16; last revised 8/29/16
5. LP-1, Amended Lighting Plan, prepared by Insite Engineering, dated 8/22/16; last revised 8/29/16

Jamie LoGiudice of Insite Engineering appeared before the Board. She explained where the building is located and said the applicant plans to use part of the existing building and is not really doing any site work. She said they are proposing to add minimal LED lighting on poles and she showed the lighting plan. Ms. LoGiudice said the clinic is open 24-hours so they will have the back four lights on timers from dusk 'til dawn and use motion detectors. She said they also are improving the handicap access ramps and adding signage for those and adjusting the dumpster locations in the back. Chairman Goudey said will the new light poles match the existing poles? Ms. LoGiudice said yes, to the best of our ability and we will paint the older poles. He asked if there is an enclosure around the dumpster and she said yes. Boardmember Larkin said will it be weathered or natural? Ms. LoGiudice said I believe weathered. Chairman Goudey said and there will be a new ramp? Ms. LoGiudice said yes, it will be a concrete ramp to make the building ADA accessible and it is located between the entrances. He said and no changes to the building; no new lighting on the building? She said no, none. Boardmember Stephens asked if

the parking lot will be re-stripped and she said yes. She asked if this will be the only tenant and Ms. LoGiudice said yes, the rest of the building will just be used for storage. Chairman Goudey asked you will come back for the signage at another time and she replied yes. The ARB voted to **approve the Site Plan Amendment to the Planning Board** as proposed.

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 4 to 0 with 1 absent

2. SUBARU, 1021 Route 22, (Tax Map ID 68.5-2-16) – Review of an Application for a Sign

This was a review of an application for a Sign. The application contained the following documents:

1. ARB Application, prepared by PW Scott, dated 9/1/16
2. Letter of Authorization, prepared by PW Scott, undated
3. Memorandum to Chairman Froessel, Zoning Board of Appeals, from PW Scott, dated 7/26/16
4. PH, Photo Image, prepared by PW Scott, dated 6/20/16
5. Sheet 3, Subaru Sign, prepared by Philadelphia Sign, dated 12/14/15
6. SY-1, Subdivision Map, prepared by PW Scott, dated 6/10/16

Peder Scott of PW Scott Engineering appeared before the Board. Mr. Scott said this facility is at the corner of Routes 202 and 22 and Subaru is upgrading their facility to meet corporate requirements including new signage. He said it is all shown in the packet I sent including something prepared by the Philadelphia Sign company. He said the new sign is 11 ft. tall, 7 ft. wide and 15 ft. high and it is replacing a 24 ft. high sign. So basically, he said, we are eliminating the larger sign and putting in the smaller one. They are all aluminum casting and the word "Subaru" will be cut into the aluminum and be lit from behind. He said the sign will glow with a low grade fluorescent light. He showed the Board some photos and said these are facing due west. He explained where he was standing to take the photo and said the sign is about 6 ft. down in a hole so you only see the top 11 ft. or so. In addition, he said, they have a variance from the ZBA (Zoning Board of Appeals) to be about one foot from the property line but there is a 30-foot rip from the edge of the pavement on that side of the road which makes it seem much further away. Mr. Scott explained in detail how car dealership franchises work when new branding is introduced and how the point system works. He said this is a critical component of the franchise and their time frame is immediate because they already have the sign ready to be put in. Boardmember Weber said so the base will be solid? He said yes, you won't see the poles, it's clad and it's white. Chairman Goudey asked what the base is made of. Mr. Scott said cast aluminum. They discussed how the sign is constructed. Mr. Scott said we are not allowed a monument sign in the Zoning Ordinance so this is mounted on a single pole with sheathing that is about six to eight inches wide: it is like a metal skirt. Chairman Goudey said so it is about 1.5 inches deep: what will we see from the side? Mr. Scott said it is seamless so you will see nothing on the outside of the sheathing and he explained how that part is constructed. Chairman Goudey said so it is about a foot and a half wide and it is a shroud to the ground level? Mr. Scott said it is about 4 in. from the ground. Chairman Goudey said so that gets you past the Code issue of not having a monument sign? Mr. Scott said yes. Boardmember

Larkin said so is this a pole or a solid box of white? He said it is solid. She said I thought you submitted this this way because you just didn't cut out the white and he said no, it is like a solid box of white. Boardmember Stephens said so the poles won't be seen at all? He said correct. Chairman Goudey asked about the colors and whether he had samples. Mr. Scott said no, but it is pure white and Subaru blue. Chairman Goudey said the same as the blue we approved on the building? Mr. Scott said yes, all the colors match. Chairman Goudey asked for the thickness of the shroud, saying he is concerned that one pebble will hit it or something and it will dent or shatter. Mr. Scott said it is pretty thick aluminum, one-eighth inch material, and they discussed how it is secured and Mr. Scott explained in detail how it is supported by a very rigid pole with a tube inside. Boardmember Larkin asked if this sign exists anywhere at a Subaru location in the area and he said yes, it is in Danbury and other places in Connecticut. Chairman Goudey said so this is about 10 feet of skirting? Mr. Scott said yes but you won't see it all: it is down in a hole and from the other direction it is at the base of a very steep slope, a big grassy hill. In the end, he said, you will have a net reduction of signage on the property and we are also de-cluttering the area of extra signs through working with the DOT (Department of Transportation). Chairman Goudey said so the picture is proportionate? He said yes and explained how he created the visual they were looking at. Chairman Goudey inquired about the building across the street and said he is wondering if this solid, monument-style sign will obstruct the view of that building. Mr. Scott explained using the photographs how this sign will not make that building across the street any less visible from any angle. Boardmember Larkin said she was worried about the sight lines for drivers but now can see that it is farther over to the right than it appears in photos. Chairman Goudey asked if it needed a variance for this to look like a monument sign when it is really by Code a pole sign and Mr. Scott said no, it wasn't brought up as an issue but the sign was approved in its totality. Secretary Desidero asked if the Building Inspector saw the rendering with the white skirt and Mr. Scott said yes, he saw all of these materials. Boardmember Larkin said if he approved it, it must be OK. Chairman Goudey asked if there is any chance they could put in plantings at the base and Mr. Scott said not really because you won't see the base because it is down in the hole. He said we pushed it back down the hill from where the owner wanted to put it. They talked about this being the new corporate Subaru style and Chairman Goudey said what if it wasn't as wide? Mr. Scott said they don't make them: Philadelphia Sign makes a thousand signs and this is one of a thousand and I can't really customize it because they make them out of (inaudible) aluminum. Chairman Goudey raised a concern about the color of the white and whether it will stay clean looking and if it will weather well. Mr. Scott said they make them very durable. He said everything is matching and it is all part of the corporate identity of Subaru. Boardmember Stephens said so when the kids graffiti on it, it will be a nice palette for that. Mr. Scott said everyone is going to white, unfortunately, and named several car manufacturers that all have white as one of their primary colors. Boardmember Larkin said the graffiti thing is a good point and its anodized aluminum so is that easy to maintain? He said this aluminum is extremely durable: graffiti would have to be cleaned off and that would be in Subaru's best interest since it is their corporate image. He said this sign will be highly maintained and they will wash it often to keep the translucent lighting component vibrant. The ARB voted to **approve the sign** as presented.

Motion to Approve: Katherine Weber

Seconded: Mary Larkin

Voice Vote: 3 to 1 (Chairman Goudey opposed) with 1 absent

3. NUTRISHOP, 2469 Route 6, (Tax Map ID 56.18-1-2) – Review of an Application for a Sign

This was a review of an application for a Sign. The application contained the following documents:

1. ARB Application, prepared by Michael Liguori, dated 9/7/16
2. Memorandum to Chairman Goudey from Hogan & Rossi, dated 9/7/16
3. Portion of a Survey, unsigned, undated
4. Two color photos of site, unsigned, undated
5. Sign Rendering, no author, no date

Attorney Michael Liguori of Hogan & Rossi appeared before the Board. Mr. Liguori said Nutrishop wants a freestanding sign on his property. Someone made a comment about the sign not being a monument sign. Mr. Liguori talked at length about loop holes in the Code that he has discussed with (Building Inspector) Michael (Levine). He said we went to the Zoning Board for a variance for this freestanding sign because the building is located at its shortest distance to the property line at 47 ft. but if it was 50 ft. they would be allowed to have both a wall sign and a freestanding sign, so they needed to ask for a variance to permit the freestanding sign. They also needed a variance because the sign is 10 ft. from the property line where 15 ft. is required, he said, and this property is actually further set back from the road because of the width of the DOT right of way. He said we did receive the variances and explained that the permission from the ZBA is contingent on them taking down the protruding wall sign. He said we are actually going back to the ZBA to keep that sign because my client was not present at the Zoning Board meeting and doesn't like the idea of having no signage on that wall: it's just a blank wall and I agree with him that it won't look good if it is just blank so we will go back to the ZBA to see if we can keep that. But, he said, for tonight's purposes we are here for approval from the ARB as it relates to that freestanding sign. He said it is an aluminum sign and will be illuminated from two lights on the ground pointing up so there will be no glow that might impact traffic or bother anyone. The color scheme, he said, is identical to the existing sign and the background of the sign and the pole are black. He said I submitted the color chart for the Pantone colors and, again, they are identical to the other Nutrishop colors on the existing signage. Boardmember Larkin pointed to a photo and said is that the freestanding sign you are proposing and he said yes but just so everyone is clear that piece that is hanging down will be removed. Boardmember Weber said so the pole is white and the metal hanger is... Mr. Liguori said the pole is white but that metal hanging thing will be taken down. The Board discussed that there will be no baskets hanging there and Mr. Liguori said no they won't be there: it is just a box sign and we superimposed it over a picture of what was there. Chairman Goudey so this white post that is there, are you using that? Mr. Liguori said yes, we'd like to and if it doesn't look good painted they will put an aluminum sheath or PVC casing over it. Chairman Goudey asked what is the height? Mr. Liguori said whatever is permitted by Zoning. I think it is 15 ft., he said, but it may be 10 ft., whatever is permitted by Zoning is what we applied for. Boardmember Weber said since the pole is already there and you aren't lighting it from within but from the ground, in the interest of consistency with that strip, did you consider making it a hanging sign? She said it would make it a lot more cozy looking and consistent with other signs along that section of Route 6. Mr. Liguori said I'll ask.

They discussed other signs along Route 6. Chairman Goudey asked what the sign is made of and whether it could be hung between two poles to give it more of a look because the monopole thing is not something he is favor of. Mr. Liguori said you think two poles is less obtrusive than one? Chairman Goudey said to me it gives it more character and is more in keeping with what is nearby. Boardmember Weber said maybe not at that height though. Mr. Liguori said if the initial reaction is that we don't want another pole sign, we have a right to build a freestanding sign, it doesn't necessarily have to be a pole sign. The goal of it, he said is when you come from westbound to eastbound you don't have any visibility of the projecting sign on the wall because the building is set back and it is low. He talked about how it is particularly bad when there are cars at the restaurant. He said maybe the freestanding needs to have two poles but that would be my outer edge of where the sign goes based on the Zoning setbacks. He and Boardmember Weber talked about the height of the poles and the size of the sign and whether that would look good. Chairman Goudey asked for the width of the sign and Mr. Liguori said I believe it is going to be about four inches. He said it is 5 ft. wide, 19.3 in. tall and approximately 4 in. in depth. Boardmember Weber asked what is the size of the projecting sign? He said I believe each panel is 4 by 2 which gives us the 16 ft. Chairman Goudey asked if there is a sign above the entrance and Mr. Liguori said yes, if the building fronts on a parking lot separately from a road you are allowed to have a sign on both those sides. He said we have a sign on that side and side that faces Route 6 and are proposing this one. Boardmember Larkin said and you said the ZBA said the two signs are not allowed... He said those would be the two signs on the Route 6 side. She said but you want to go back. He said yes we want to go back because I went to the owner and we discussed it and, quite frankly, it will be a blank wall and, honestly we were kind of forced into it at the Zoning Board. Boardmember Larkin said then you will have three signs? He said yes. Chairman Goudey said so what was the trade-off and Mr. Liguori said they said they didn't have an issue with the freestanding sign if we take down the wall sign and I said 'well, look I can't agree to that so you take a vote' and they voted to require it. My client said he didn't think they really applied the test to see if it would have a negative impact and he doesn't want to have a blank wall because it is not visually appealing for it to be blank, he said. The issue with that wall, he said, is that there is no window on that wall that allows you to look into the building and allow light in. He said it wouldn't be such an issue but because it's blank it just doesn't look good. Boardmember Stephens said as opposed to this very lovely looking sign on the side of the building? Boardmember Larkin said I do remember him coming up in front of us for his landscaping and I remember asking for more sufficient plantings than are there so maybe sufficient plantings would have taken care of this ugly wall. Mr. Liguori said yeah we could landscape: that's an alternative but we are essentially in this Catch 22 where we are hiding the building. Ms. Desidero asked Boardmember Larkin if she said she asked for more sufficient plantings than what is there now and she said yes. She said so, in other words, the plantings that are there now are still not sufficient? Chairman Goudey said was it suggested or part of the approval? Ms. Desidero said it was part of the approval, I believe. Boardmember Larkin said I would have to look that up but Mike (Liguori) is bringing up the ugly wall and I remember driving by, and this picture proves it, and thinking that things were not of the size that I had thought were to be put in. Chairman Goudey said I would like to check that anyway for compliance but as long as we are talking about opinions and discussing it, I too would want the sign taken off the side of the building because I think it is too many signs. He said so you have the one over the door, the one on the other side, the one on the Route 6 wall and now this freestanding and that is four signs on the property. He said but the

subject of the wall sign is not before us now. Mr. Liguori said I am curious why do you feel that way: because of the Code or visually? Chairman Goudey said it's visually, and I think for the size of the building, the need is not there and I think it is too much. Mr. Liguori said from what perspective though because I have a business owner who says... Chairman Goudey said I have heard from many business owners and they want as much as they can get. Mr. Liguori said well yeah, sure... Chairman Goudey said I can say that I would be offended to see four signs peppered in my face for a small building like this and all the signs look the same. He said I see one pole sign that I will vote on tonight but if those signs are there, I don't like it. Mr. Liguori said so for the consistency of the signage, would you be looking for a different designed sign? Chairman Goudey said that is a possibility but maybe not as prominent: right now I consider this sign to be very prominent. Mr. Liguori said the projecting sign? Chairman Goudey said yes, I think it was ingenuity to design it that way and I was OK with that but now if there is a pole sign going out there, now I am offended: I don't care for that much signage and, therefore, if you told me that these signs were going to stay on the side of the building, I would have a problem putting the pole sign out there. Mr. Liguori said this discourse is really important because I can take it back to my client and tell him why you feel the way you do. Boardmember Larkin said the pole sign is 15 ft., is that what you said? Mr. Liguori said I forget what the regulation is whether it is 10 ft. or 15 ft. Boardmember Larkin said I would like to have the dimensions on this but it's high. Mr. Liguori said yes from going westbound it would be high but coming eastbound it would appear lower because of the grade. She said you don't need the side signs. Chairman Goudey said this is what I am saying. Boardmember Stephens said I agree with you. Boardmember Weber said I understand why he wants a sign on the wall because it is not obvious, it looks like you are going into someone's house and it is set so far back that it is confusing. She said it's like a sea of beige vinyl siding otherwise so I understand what you are saying about having something on that wall but I agree the tent sign makes it a little... Mr. Liguori said right so what I am trying to do is be able to go back to George (his client) and say look you aren't going to be able to keep the wall sign from the ARB perspective and, obviously, you know how the Zoning Board feels unless, either you come up with some novel design that is so impressive the Board says hey, yes, we want that or not. Chairman Goudey said what we do is look at various sections of Town, the area that this is in, and it is different than Route 6 in the middle of Town where there is a sea of everything but this is you are going to Nutrishop and you... Mr. Liguori said you are hitting on George's (the applicant's) problem, when people are coming from out of Town they don't know where it is and that has been his major difficulty which is when people are coming off the highway, if he is going to have people who travel to the store they are going to get off 84 at Exit 19 and they are going to come down 312 and then to Route 6... Chairman Goudey said so it is a destination location and, in my mind, you either have reasoning that it is a destination or you have reasoning that it is an 'I want it in your face' so people say oh look that is there and I didn't know it was there. So if someone has it as their destination and knows it is somewhere around there, they are going to see the one sign and you don't need four or five signs to find it, he said. Mr. Liguori said once the free-standing sign is up, I think that will help. Boardmember Larkin said I agree. Chairman Goudey said then that negates the need for the wall sign, in my mind. Mr. Liguori said I think the wall sign is a separate conversation that should be based on landscaping and if there is still an impact or still a need to have something on that wall after the discussion about landscaping. Ms. Desidero said you could make it a condition of the ARB recommendation. Mr. Liguori said I am not asking the Board to make it... Chairman Goudey said I would like it to be. Mr. Liguori said it is already a condition:

it has to come down anyway. Chairman Goudey said that's right. Boardmember Stephens said this would just be reinforcing that. Ms. Desidero said if the ARB makes it a condition, that's important because if the ZBA says you can have it, you don't have to come back to the ARB for it, they have already reviewed it. Mr. Liguori said I thought you were talking about the reverse. Ms. Desidero said I am saying that if you wanted to go to the ZBA and ask them for the wall sign and the ARB has already said you can only have one or the other from an aesthetic point of view, then there is really no point in going back to the ZBA, is there? He said no that's why I wasn't even thinking about the condition. She said but the reason it has to be a condition is that as a procedural method, if that is how strongly the Board feels about it, you could technically go to the ZBA and get permission to keep that sign and this Board would never see that sign again. Mr. Liguori said no, I know that. I think if I was to play this out, I would ask the Board.. well, quite frankly, it is kind of irrelevant at this point because I have your guys opinion on that projecting sign. Chairman Goudey said not that this will be written down, but as of now my vote on the freestanding sign would be contingent on that wall sign, as it is now, not remaining. Boardmember Larkin said isn't it coming down? Mr. Liguori said as of now, I can't put my freestanding sign up without taking that sign down. Chairman Goudey said but you understand that if they go back to the ZBA and get permission to keep that wall sign then it does not come back to us. Boardmember Larkin said then it is conditional on them removing that sign. She said when I go down Route 6 in Danbury and if I am looking for Jewelry Design, and they have all these little residential houses tucked away, I am looking for the sign so I think the freestanding sign is what he needs. Mr. Liguori said I agree to some extent but the counter argument is that with no glass on this side of the building it is confusing because it doesn't look like your customary retail front and if it did, I don't think there would be an argument. I understand that the approval from the ARB will be for the freestanding sign, not the walls sign on that side and, he said, and I am not asking you guys for anything other than that but I would like to be able to tell George that this is the basis and you have to understand where the Board is coming from and, if you feel that strongly about it, then we are going to go back to the ARB first before we go to the Zoning Board because if we have an approval from the ARB it will be much easier to sell to the ZBA than if it were the opposite, and we would have to come back with something that was so appealing that it disabused the notion that you guys have about it being offensive because it is too much signage. He talked about having that conversation with George and what his client might say. Chairman Goudey said back to the pole sign, to make sure we haven't lost that, it is the same colors? Mr. Liguori said yes and showed the sign with PMS colors. Ms. Desidero said I'm sorry, I don't have a color chart listed here as one of the things in my application. Mr. Liguori said I am happy to give you... She said oh that is what you are referring to? I will just add with PMS colors to "Sign Rendering" because I have "Sign Rendering, no author, no date." Chairman Goudey said it is important to me that the colors on the pole sign match what we previously approved and is the pole color going to match any part of the signs? Mr. Liguori said yes, it is the same black as the outline of the letters in the sign and, back to the question about painting versus covering the pole, he is going to do what looks best because he has spent a lot of money on this site making it look better so I can guarantee he won't skimp on this. Chairman Goudey said as shown it looks like it is coming out of... not asphalt... but... and he showed the photo of the pole to Mr. Liguori, who said let me just give you a color picture and pointed to it saying that is the pole. They discussed that there is no base and what is in the photo is what will still be there. Mr. Liguori said we will add two ground lights aimed up at the sign. Chairman Goudey said what kind of

ground lights, are they just spots; are they blocked; are there any plantings in front to block the look of them, are they a foot off the ground? Mr. Liguori said you know I don't know. Chairman Goudey said the ZBA didn't question that? Ms. Desidero said they wouldn't question that: they might ask if it was illuminated but they would leave it up to this Board to determine what would look nice. Chairman Goudey said I would like to know they are not above a certain height. Boardmember Larkin said we don't know if the lights are on a timer, we don't know if they are LED or halogen. Mr. Liguori said does that matter? Boardmember Larkin said yes. The Board discussed why the type of light changes the look of the sign at night. Mr. Liguori said I am just asking. Boardmember Larkin said everyone comes to us with the specs of the lighting fixtures. Chairman Goudey said and where will they be, on either side? Boardmember Stephens said we need to know how many and where? Mr. Liguori said two ground mounted, one in each direction. Chairman Goudey said so ground mounted but the lights won't be on poles; they are going to be ground level, mounted to the ground and not raised up on any structure? Mr. Liguori said George told me ground mounted but maybe we can reach an agreement about the freestanding sign and I can come back next month with just the lighting and then, not re-apply, but come back with the lighting and have you guys review that and we could then put lighting in? He said then I can get the specs from the sign company. Ms. Desidero said you wouldn't have to re-apply for anything that they (the Board) are asking for now. She said if he was coming back next month he wouldn't have to re-apply for anything, it would just be more information. He said what I was looking for was if the Board would permit an approval of the sign but not the lighting. Boardmember Weber said maybe we can talk through the lighting? Chairman Goudey said I think we can vote on the sign and the lighting would be based on some contingencies. Boardmember Stephens said yes, based on some parameters. Ms. Desidero said so you guys will just tell me what you want it to say. Mr. Liguori said I appreciate that: I'm just wondering if on that aspect it would be worth it to just go get what is actually going to be there. Boardmember Stephens said then it would be a complete package, to your point, if you did come back. The Board discussed at length the specifications of the lighting and the best way to handle reviewing them. Chairman Goudey said we will just put them down. Ms. Desidero said so start with the fact that they are ground mounted because I don't see that anywhere in this? Chairman Goudey said yes. He said let's discuss it and acknowledge what is in front of us and then vote on it and then we can figure out how we are writing it. Boardmember Larkin said my biggest concern is about the timing of the lights and when they are going to shut off and you (Chairman Goudey) always bring up the point of the blueness of the lights and that it can very irritating... so are they LED or are they going to be garish and I don't know how to write that: that's a spec. Chairman Goudey said it is a spec. Boardmember Weber said you can say incandescent lights... (*Multiple people talking at once.*) Boardmember Larkin said but you are going to do LED? Chairman Goudey said we don't know what kind of lighting the current wall sign has on it, do we? Mr. Liguori said yeah, we do, I have gooseneck sign lights... let me just get to my file. Chairman Goudey looked at what Mr. Liguori handed him and tried to figure out what the sign lighting is now and then said so they are par 38s so they are regular incandescent bulbs, they are not halogen or... Boardmember Larkin said I'd feel more comfortable if he comes back: I don't know how high off the ground these are going to be, I don't know if they are on a pole, I don't know if they are black, I don't know anything. She said we ask everyone... Chairman Goudey said no, you're right. Boardmember Larkin said I think Michael (Liguori) was prepared to present the freestanding sign but I think the lighting is a secondary issue that he is not ready to answer our questions. Chairman Goudey said I agree. She said so I think it should

just come back as one package. Chairman Goudey asked what the other Board members think. Mr. Liguori said can I just come back for the lighting? Otherwise, he said, I will just withdraw the lighting request and just come back for lighting. Ms. Desidero said there's no such thing as an application for lighting a sign; it's all part of the sign. She said I've never had an application just for lighting, have you? Chairman Goudey said no, it has all come together. Mr. Liguori said there are lots of freestanding signs that don't have lights. He said this just came up tonight and I will just ask George, 'hey George how are you going to light this thing?' Chairman Goudey said so how would that work after the fact? Ms. Desidero said it is not a complete sign application, I mean, there's a lot of things missing from this, if you look at what this (the approval template) says, it's an ARB application; a memorandum; a portion of a survey, unsigned, undated; two color photos of the site, unsigned, undated; and a sign rendering which I have now added 'with PMS colors,' no author, no date. Boardmember Weber said we are already comfortable with incandescent lighting... Normally, she said, if you look at... Mr. Liguori said look you don't have to have everything certified to come to the ARB, you know signed and dated on plans, you don't: it's not necessary. Ms. Desidero said I'm just telling you what a normal sign application includes, ones that come in from a sign company and it has PMS colors... He said I have PMS colors. She said I am not saying you don't, Michael (Liguori), I'm just saying it doesn't have a lot of things that most sign applications include: no lighting specs; it doesn't have the height of the sign; it doesn't have the dimensions of the sign on it; it doesn't have a lot of things that normally come from a sign company. She said and I have never seen an application for just lighting but, of course, you (Chairman Goudey) can separate them anyway you want. Boardmember Weber said if we are already comfortable with the incandescent lighting and the times they are on with it on the building, then we can say they shouldn't be over a certain height, like whatever is conventional for a ground spotlight, and say the color, wattage and time of what's there then, and I say this as a person who doesn't really love this sign, but I don't think we need to be so cumbersome about the lighting because I think we've already just covered it. Ms. Desidero said (to Boardmember Weber) then maybe you want to write on this exactly what the specs are for the lighting because I don't feel qualified to do it. Boardmember Stephens said I don't know, I think maybe we are coming through divergent paths here. She said I think, with all due respect to you and your client, I think it would be a more complete and accurate package and we'd have a more complete idea of exactly what is going to be showcasing the sign if you were to come back with everything. Chairman Goudey said and actually the discussion we are having about the lighting seems to be a discussion just brought up here: there is nothing shown or written or described about lighting in here. Mr. Liguori said it just came up tonight: I just asked my client 'are you going to light this thing' and he said 'yes, I guess I will put some floodlights on it' but to derail the thing over lighting is to me.... Chairman Goudey said I don't think it is derailed, I just have to say there is no information on lighting in here so our discussion is 'he says he is going to light it' but so tonight I can't vote on lighting. Mr. Liguori said yes but I am OK with that. Chairman Goudey said so as far as I'm concerned there is no lighting for this sign. Mr. Liguori said the only question I had with regard to that is I can come back with a package for lighting, that's fine and I am happy to. Chairman Goudey said I am not familiar with it but I am sure there is a way to come back to light a sign as an afterthought or whatever it is but there is no lighting here tonight and I am not going to vote on lighting. Mr. Liguori said I'm OK with that. He said as far as I'm concerned your guys approval is of the entire site and that's your jurisdiction from an architectural perspective so if we go change something, literally if he goes and changes the goose lamp to something else, the

ARB jurisdiction is triggered. He said I would just be applying to the ARB for the purposes of lighting the sign: that's what I would be doing. And, he said, I'm OK with that: that's fine. Chairman Goudey told the Board: the only way I am prepared to vote on this is that it is only the sign and it is contingent on no lighting and that's it. Boardmember Larkin said and it is contingent on the ZBA already saying what it did and that is already in place, yes? Mr. Liguori said that's in place and your approval would essentially be amending our plan to permit the addition of the... to approve the freestanding sign. He said if I sat with Mike Levine (Building Inspector) and he said 'what is legitimate on your site,' when that freestanding sign goes up, that wall sign is already illegitimate and your approval on this freestanding sign does nothing to legitimize it, on that wall signage. The Board discussed this and agreed the wall sign comes down based on what the ZBA said. Boardmember Stephens said and what is the dimension of the sign and I still don't know what the height dimension is? Mr. Liguori said it is the maximum height allowed by the Code and I apologize but... Boardmember Larkin said that needs to be written into the... Boardmember Stephens said we have to have that. Mr. Liguori got out his Zoning Code to look for the height, saying I believe I have it. Boardmember Larkin said that is kind of important. Ms. Desidero asked Chairman Goudey to review the two conditions she put on the approval, which he did. Chairman Goudey said when you find the size that you are comfortable with, we are going to reflect that on here as well. Mr. Liguori said that's fine: I am just looking for my section of the Sign Code because what we applied for was the maximum height permitted under the Zoning ordinance. The Board waited for him to find it. The Board discussed what they need to know before voting. Boardmember Larkin said I want to know how high it is, how wide it is, how thick it is... Mr. Liguori said it is 60 inches wide, 19.3 inches high, 4 inches deep. When he found the section of the Code, he said it is 15 ft. tall. Chairman Goudey said to the top of the sign and he replied yes. Ms. Desidero said so that is the height and Chairman Goudey said yes. Chairman Goudey read the conditions on the approval. The ARB voted to **approve the sign** with the following conditions:

1. No lighting was approved for the sign;
2. Conditioned on the wall sign on the Route 6 side of building being removed;
3. Sign is 60 inches wide, 19.3 inches high; 4 inches deep and 15 ft. tall to the top of sign.

Motion to Approve: Mary Larkin

Seconded: John Goudey

Voice Vote: 4 to 0 with 1 absent

4. RYDER FARM AND SPACE ON THE FARM, 406 Starr Ridge Road, (Tax Map ID 78.-1-39) – Review of an Application for a Sign

This was a review of an application for a Sign. The application contained the following documents:

1. ARB Application, prepared by Hogan & Rossi, dated 9/7/16
2. Memorandum to Chairman Goudey from Hogan & Rossi, dated 9/7/16
3. Sign Rendering in black and white, prepared by Quality Sign Work, undated
4. Color Photo of Existing Sign, unsigned and undated

Attorney Michael Liguori of Hogan & Rossi represented his client before the Board. He said Space on the Farm operates by Special Permit on Ryder Farm and as of now they have no signage. He said this picture shows, from a dimensional perspective, exactly what's out there. Ryder Farm, the way that you see it is very similarly written as far as font and type and what we are looking to do is kind of re-vamp the Ryder sign and just add Space on the Farm to the Ryder Farm sign. He said we came up with this joint design for the sign. Mr. Liguori said the exterior dimensions of what you see is exactly the same as what's out there now. He said it is literally the same sign but we just changed the font of Ryder Farm to improve it, we think, and then there is the Space on the Farm logo below it. He said this is a wooden sign which will be hand carved; it is a white background with black for the letters. I don't have the depth dimensions for the Board but, given that it is wooden, I think it will probably be about an inch thick or maybe slightly thicker. Boardmember Stephens said will it be all white and black because the current Ryder Farm has like a maroon in it. He said the existing sign has the maroon but we are going with a white and black which is consistent with the Starr Ridge theme. Boardmember Weber said is there any lighting? Mr. Liguori said no, we should have that conversation because we have events so we should probably have a lit sign at night. Boardmember Larkin said is the brace painted? Mr. Liguori said it will all be painted and made cleaner looking. Chairman Goudey said I am just going to say this right up front: your submissions are not complete compared to what we normally go by so I just want to say that and following that I will ask some questions. He said how is the logo for Space on Ryder Farm done... is it carved, is it a decal, is it underneath? I don't really know what that is going to look like based on this picture, he continued. Mr. Liguori said right. Chairman Goudey said I am almost more concerned about this than what we just came off, not knowing what that is (pointing to the picture). Can it be carved, he asked? Mr. Liguori said it is hand carved and I don't want to contort into an answer so I will just go to the sign guy and ask him to come back with a better... Chairman Goudey said I think that's good because this isn't enough. I am not sure I can review this and I am not sure you are the person to describe how this will be done, he said. Mr. Liguori said OK. Boardmember Larkin said typically the signage guys can... Chairman Goudey said yes and asked Mr. Liguori if he understands the level of detail they are looking for and Mr. Liguori said yes, I will go get a sign guy and try to get him to come. I always try to get them to come, he said. The Board talked about the details they will need to see for this sign. Chairman Goudey said so you will need to come back and Mr. Liguori said he will be able to be here next month. Boardmember Larkin said when you come back, bring the specifications of the lighting and Mr. Liguori agreed.

5. Approve Meeting Minutes from August 24, 2016

Ms. Desidero said we cannot approve the Minutes because we don't have enough people present who were here that night. Chairman Goudey said that is correct.

Ms. Desidero said I have a question. She said you guys get these applications too and I need to know if I am not doing something I should be doing. She said you see what these approval templates say when information is missing, for instance, 'unsigned, undated' and so who should be deciding whether an application is complete? The Board discussed Ms. Desidero's ability to do this when the applications come in and said that she should be the person to decide if something is

complete or not and should notify the applicant if it is not complete. Ms. Desidero said she would do her best to review the applications for completeness in the future.

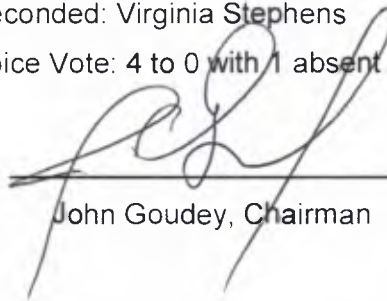
6. Close Meeting

Motion to Approve: Mary Larkin

Seconded: Virginia Stephens

Voice Vote: 4 to 0 with 1 absent

Signed By:



John Goudey, Chairman

Date:

10/26/16